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as well on the mortgage debt created or secured hereby as upon the mortgaged property paying the same when due and payable, and they further covenant that should they fail to do or perform any one or more of the things hereby by them agreed to be done and performed it shall be held to be such a breach of condition as shall authorize the said Margaret E. White her personal representatives or assigns to proceed forthwith to a sale of the mortgaged property and the payment of the entire debt interest, costs and expenses. Provided further that if default shall be made in the payment of the money aforesaid or in the payment of the interest thereon at the time or in the manner aforesaid according to the tenor of the <sup>said</sup> promissory note or if default shall be made in the performance of any of the conditions or covenants herein contained then it shall be lawful for the said Margaret E. White her personal representatives or assigns to sell the said mortgaged premises either on the premises or at any Hotel in Martinsburg; at Public Auction for cash after giving at least three weeks public notice of the time place, manner and terms of sale by advertisements inserted for three successive weeks in some newspaper published in Frederick County prior to <sup>of such sale</sup> day of sale and to apply the proceeds <sup>to</sup> the payment in the first place of the costs and expenses attending said sale including usual chancery commissions and reasonable counsel fees for preparing bond report of sale and attending to the ratification thereof and then to the payment of the entire mortgage debt whether due or not and all interest thereon, then to the payment of all taxes paid by the mortgagee or her assigns if any with the interest thereon and then to pay the surplus if any to the said John C. Tyler his personal representatives or assigns.